

Exhibit C

Liquidation Analysis

Houtex Liquidation Analysis

	Ch 11 Liquidation		Ch 7 Liquidation	
	Low	High	Low	High
<i>Assets</i>				
Lynbrook House	\$2,200,000.00	\$2,500,000.00	\$2,200,000.00	\$2,500,000.00
CD at Independent Bank [\$250K]	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
Houtex Remnant Assets	\$0.00	\$2,000,000.00	\$0.00	\$2,000,000.00
Gross Proceeds	\$2,450,000.00	\$4,750,000.00	\$2,450,000.00	\$4,750,000.00
<i>Lynbrook Closing Costs</i>				
CommunityBank	\$1,673,490.89	\$1,673,490.89	\$1,673,490.89	\$1,673,490.89
Taxes	\$210,000.00	\$210,000.00	\$210,000.00	\$210,000.00
Other Closing Costs	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
<i>Bankruptcy Costs</i>				
DIP Financing	\$125,000.00	\$164,583.00	\$125,000.00	\$164,583.00
Ch 11 Professional Fees	\$75,000.00	\$100,000.00	\$75,000.00	\$100,000.00
Ch 7 Trustee Fees			\$18,250.00	\$101,250.00
Ch 7 Professional Fees			\$50,000.00	\$100,000.00
Total Costs	\$2,233,490.89	\$2,298,073.89	\$2,301,740.89	\$2,499,323.89
Net Proceeds Available to Unsecured Creditors	\$216,509.11	\$2,451,926.11	\$148,259.11	\$2,250,676.11

Shadywood Liquidation Analysis

	Ch 11 Liquidation		Ch 7 Liquidation	
	Low	High	Low	High
<i>Assets</i>				
Remnant Assets	\$60,000.00	\$400,000.00	\$60,000.00	\$400,000.00
Gross Proceeds	\$60,000.00	\$400,000.00	\$60,000.00	\$400,000.00
<i>Bankruptcy Costs</i>				
DIP Financing	\$60,000.00	\$120,788.00	\$60,000.00	\$120,788.00
Ch 7 Trustee Fees			\$0.00	\$15,750.00
Ch 7 Professional Fees			\$10,000.00	\$25,000.00
Total Costs	\$60,000.00	\$120,788.00	\$70,000.00	\$161,538.00
Net Proceeds Available to Unsecured Creditors	\$0.00	\$279,212.00	(\$10,000.00)	\$238,462.00

Looscan Liquidation Analysis

	Ch 11 Liquidation		Ch 7 Liquidation	
	Low	High	Low	High
<i>Assets</i>				
Remnant Assets	\$60,000.00	\$400,000.00	\$60,000.00	\$400,000.00
Gross Proceeds	\$60,000.00	\$400,000.00	\$60,000.00	\$400,000.00
<i>Bankruptcy Costs</i>				
DIP Financing	\$60,000.00	\$116,524.00	\$60,000.00	\$116,524.00
Ch 7 Trustee Fees			\$0.00	\$15,750.00
Ch 7 Professional Fees			\$10,000.00	\$25,000.00
Total Costs	\$60,000.00	\$116,524.00	\$70,000.00	\$157,274.00
Net Proceeds Available to Unsecured Creditors	\$0.00	\$283,476.00	(\$10,000.00)	\$242,726.00